

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Acting Development Services  
Director/(954)797-1101

**PREPARED BY:** David M. Abramson, Deputy Planning and Zoning Manager

**SUBJECT:** Delegation Application: DG 11-2-06/07-2/Blackstone and  
Diamond Creek/3151 Southwest 154th Avenue/Generally located at the west end of  
Southwest 31st Street between Southwest 154th Avenue and Interstate I-75

**AFFECTED DISTRICT:** District 4

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** DELEGATION REQUEST - A RESOLUTION OF THE  
TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-  
VEHICULAR ACCESS LINE (NVAL) ON THE PLAT KNOWN AS "BLACKSTONE  
CREEK," AND PROVIDING AN EFFECTIVE DATE. (DG 11-2-06, Blackstone and  
Diamond Creek, 3151 SW 154 Avenue)

**REPORT IN BRIEF:** The petitioner (Pulice Land Surveyors, Inc.) is requesting to  
amend an existing Non-Vehicular Access Line (NVAL) on the plat known as  
"Blackstone Creek." The existing NVAL is located along the eastern boundary line,  
parallel to Southwest 154<sup>th</sup> Avenue (Shotgun Road). This delegation request is running  
concurrent with Master Site Plan Application (MSP 10-3-06, Blackstone-Diamond  
Creek) and will ensure access onto the subject site via Shotgun Road. Staff finds that the  
proposed amendment to the plat consistent with the proposed project on the subject site.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):** Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):** Resolution, Justification letter, Sketch & legal of existing NVAL opening, Sketch & legal of proposed NVAL opening, Future Land Use Plan Map, and Aerial/Zoning/Subject Site Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,  
AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR  
ACCESS LINE (NVAL) ON THE PLAT KNOWN AS "BLACKSTONE  
CREEK," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "Blackstone Creek" was recorded in  
the public records of Broward County in Plat Book 175, Pages 82 and 83; and

WHEREAS, the owners desire to amend the Non-Vehicular Access Line (NVAL)  
associated with said plat; and

WHEREAS, the vehicular opening on the said plat shall match the opening  
associated with Master Site Plan Application (MSP 10-3-06, Blackstone-Diamond  
Creek); and

WHEREAS, Broward County requires that the Town of Davie concur with this  
amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the  
proposed amendment to the Non-Vehicular Access Line (NVAL) as illustrated on the plat  
known as "Blackstone Creek."

a. The subject site is described in attached Exhibits hereto and made a part  
hereof;

SECTION 2. This resolution shall be recorded in the Broward County public  
records.

SECTION 3. This resolution shall take effect immediately upon its passage and  
adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

**Exhibit** (*Justification Letter*)



February 19, 2008

Mr. David M. Abramson  
Planner III, Development Services Department  
TOWN OF DAVIE  
6591 Orange Drive  
Davie, Florida 33314

Re: **BLACKSTONE NON-VEHICULAR ACCESS AMENDMENT REQUEST**  
Engineer's Project Number **220316**

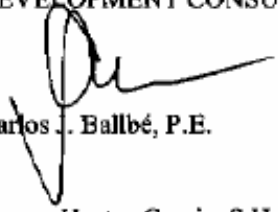
Dear David:

Please be advised that the Owner of the above referenced project is requesting to amend the location of the existing plat opening and the non-vehicular access line shown on the plat to match the proposed location of the entrance to the project as shown in the Site Plan.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

DEVELOPMENT CONSULTING GROUP, INC.



Carlos J. Ballbé, P.E.

cc: Hector Garcia, S.H. COMMUNITIES  
Mark Welch, S.H. COMMUNITIES

**Exhibit** (*Sketch & legal of existing NVAL opening*)

# EXHIBIT B



## SKETCH AND LEGAL DESCRIPTION BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

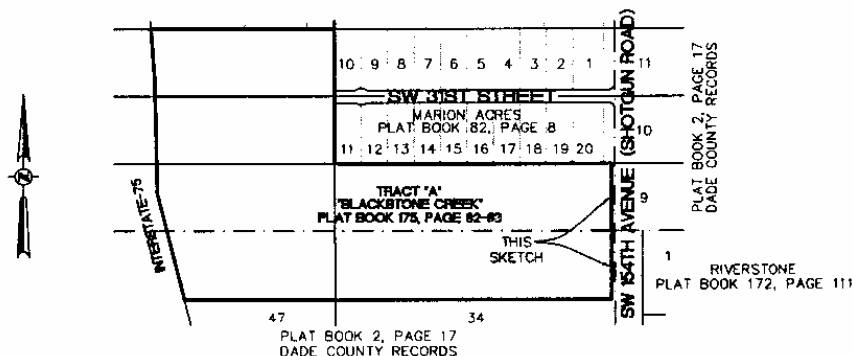


### EXISTING CONDITION NON-VEHICULAR ACCESS LINE

#### LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "BLACKSTONE CREEK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ON THE EASTERLY EAST LINE OF SAID TRACT "A" THE FOLLOWING 3 NUMBERED COURSES AND DISTANCES: 1) NORTH 00°10'10" WEST 381.07 FEET TO A POINT OF TERMINATION; 2) NORTH 00°10'10" WEST 80.00 FEET TO A POINT OF BEGINNING; 3) NORTH 00°10'10" WEST 200.00 FEET TO A POINT OF TERMINATION AT A NORTHEAST CORNER OF SAID TRACT "A".



#### LOCATION MAP

NOT TO SCALE

#### NOTES:

- 1) BEARINGS ARE BASED ON THE EASTERLY EAST LINE OF TRACT "A" BEING N00°10'10"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) O.R.B. DENOTES: OFFICIAL RECORDS BOOK.

FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: N/A

ORDER NO.: 50316B

DATE: 11/17/06

EXISTING NON-VEHICULAR ACCESS LINE

DAVIE, BROWARD COUNTY, FLORIDA

FOR: BLACKSTONE CREEK

#### SHEET 2 OF 2

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 AND 2





EXHIBIT B

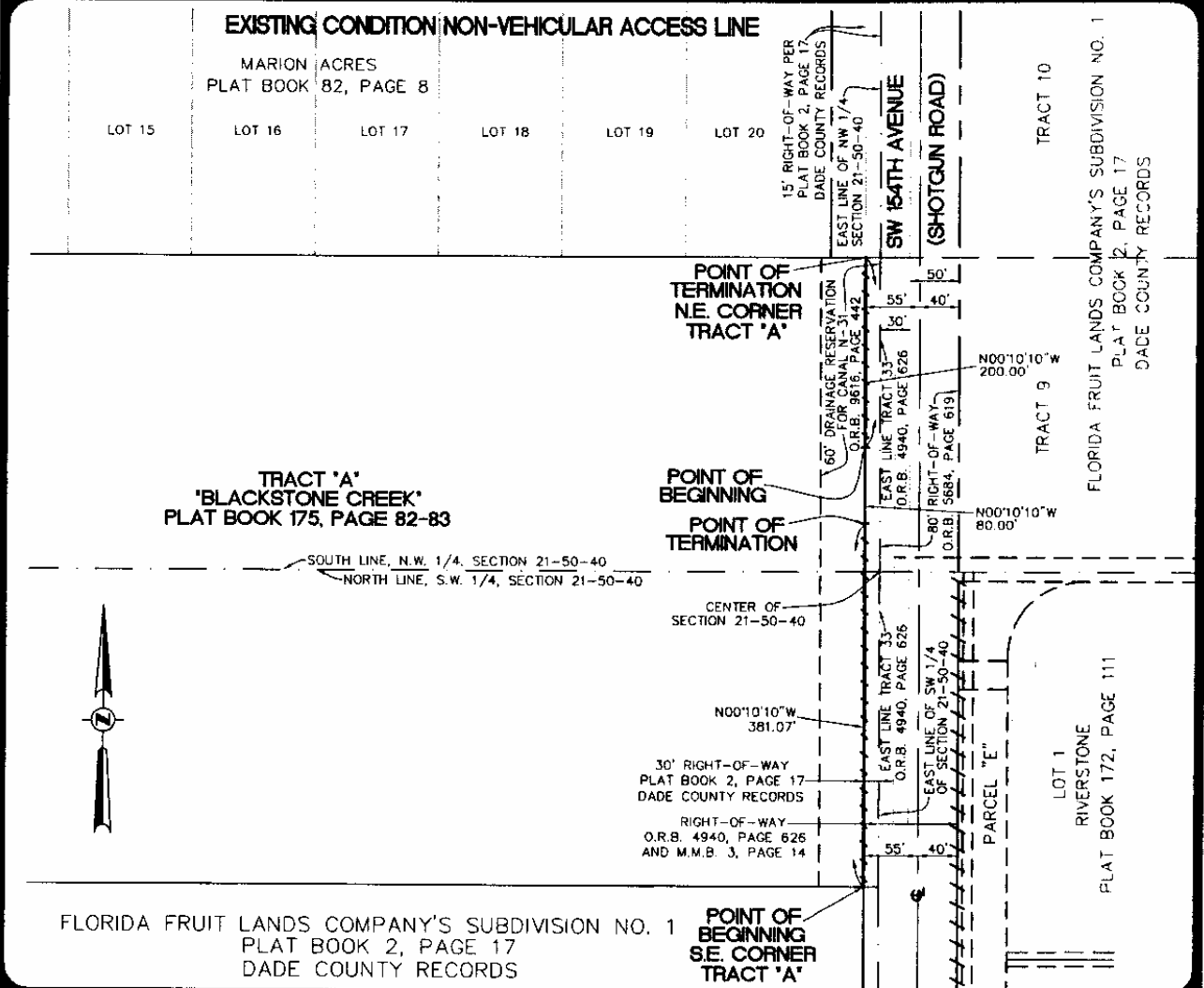


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E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION #LB3870



FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: 1"=150'

ORDER NO: 50316B

DATE: 11/17/06

EXISTING NON-VEHICULAR ACCESS LINE

DAVE, BROWARD COUNTY, FLORIDA

FOR: BLACKSTONE CREEK

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 AND 2

John P. Pulice, Reg. Land Surveyor #2691  
Beth Burns, Reg. Land Surveyor #6136  
State of Florida

**Exhibit** (*Sketch & legal of proposed NVAL opening*)

EXHIBIT C



SKETCH AND LEGAL DESCRIPTION  
BY  
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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

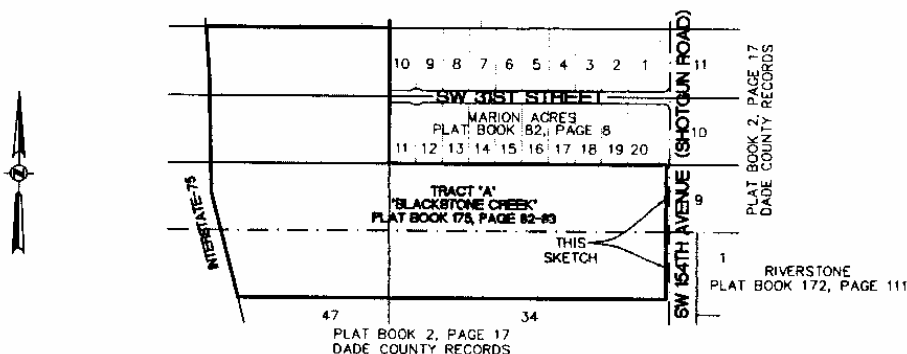


**PROPOSED CONDITION NON-VEHICULAR ACCESS LINE**

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A" OF "BLACKSTONE CREEK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 82 AND 83 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**LOCATION MAP**  
NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE EASTERLY EAST LINE OF TRACT "A" BEING N00°10'10"W.
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- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) O.R.B. DENOTES: OFFICIAL RECORDS BOOK.

FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: N/A

ORDER NO.: 50316C

DATE: 11/17/06

PROPOSED NON-VEHICULAR ACCESS LINE

DAVIE, BROWARD COUNTY, FLORIDA

FOR: BLACKSTONE CREEK

**SHEET 2 OF 2**

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 AND 2



EXHIBIT C



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BY  
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**PROPOSED CONDITION: NON-VEHICULAR ACCESS LINE**

MARION ACRES  
PLAT BOOK 82, PAGE 8

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

15' RIGHT-OF-WAY PER  
PLAT BOOK 2, PAGE 17  
DADE COUNTY RECORDS

EAST LINE OF NW 1/4  
SECTION 21-50-40

SW 154TH AVENUE

(SHOTGUN ROAD)

TRACT 10

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1  
PLAT BOOK 12, PAGE 17  
DADE COUNTY RECORDS

TRACT 'A'  
'BLACKSTONE CREEK'  
PLAT BOOK 175, PAGE 82-83

POINT OF  
TERMINATION  
N.E. CORNER  
TRACT 'A'

POINT OF  
BEGINNING

POINT OF  
TERMINATION

CENTER OF  
SECTION 21-50-40

N00°10'10"W  
311.07'

30' RIGHT-OF-WAY  
PLAT BOOK 2, PAGE 17  
DADE COUNTY RECORDS

RIGHT-OF-WAY  
O.R.B. 4940, PAGE 626  
AND M.M.B. 3, PAGE 14

POINT OF  
BEGINNING  
S.E. CORNER  
TRACT 'A'

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1  
PLAT BOOK 2, PAGE 17  
DADE COUNTY RECORDS

SOUTH LINE, N.W. 1/4, SECTION 21-50-40  
NORTH LINE, S.W. 1/4, SECTION 21-50-40



N00°10'10"W  
270.00'

TRACT 9

N00°10'10"W  
80.00'

80' RIGHT-OF-WAY  
O.R.B. 5884, PAGE 679

EAST LINE OF SW 1/4  
OF SECTION 21-50-40

EAST LINE TRACT 33  
O.R.B. 4940, PAGE 626

LOT 1

RIVERSTONE

PLAT BOOK 172, PAGE 111

PARCEL 'E'

FILE: SOUTHERN HOMES OF BROWARD IV LLC

SCALE: 1"=150'

ORDER NO: 50316C

DATE: 11/17/06

PROPOSED NON-VEHICULAR ACCESS LINE

DAVE, BROWARD COUNTY, FLORIDA

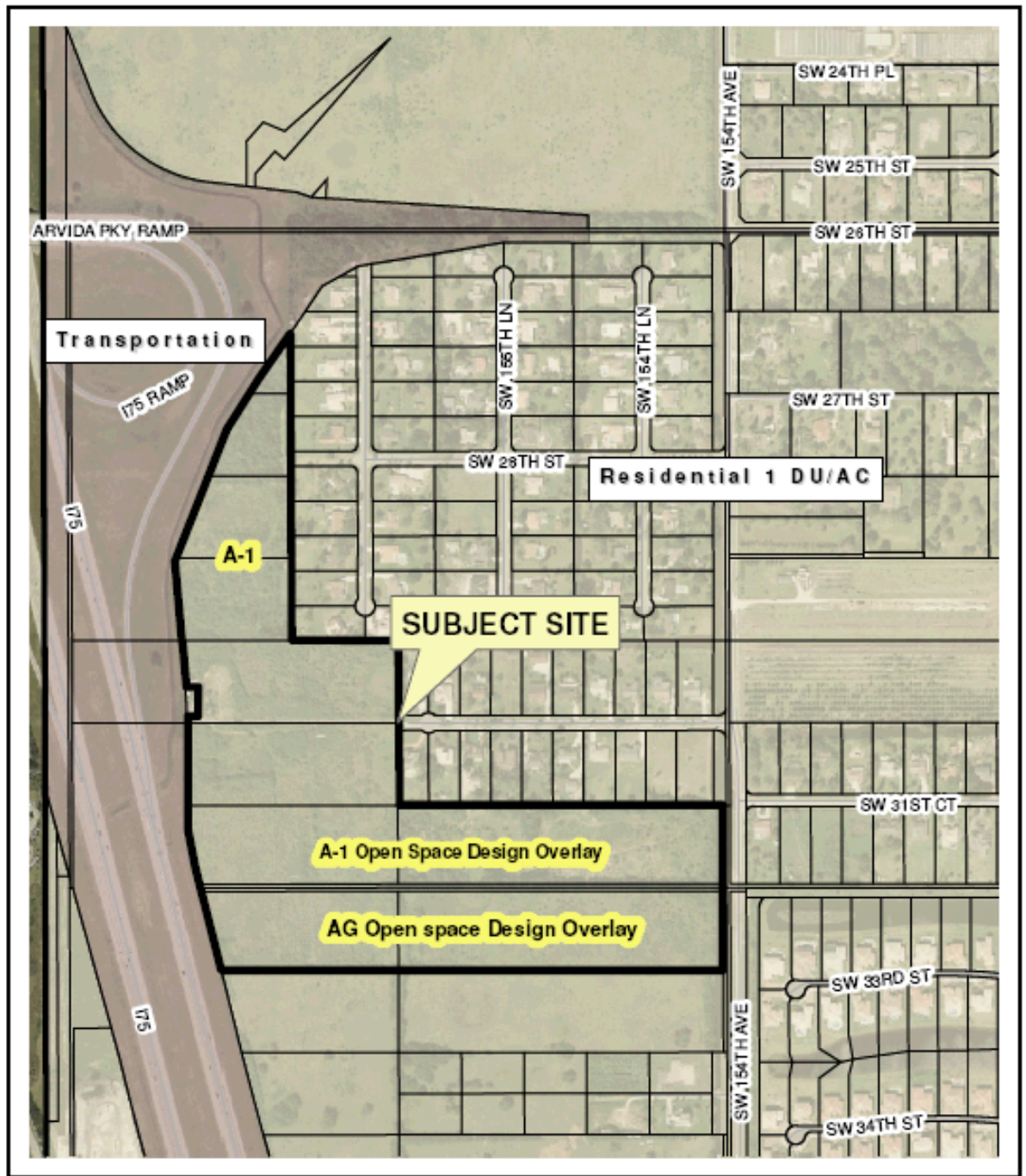
FOR: BLACKSTONE CREEK

**SHEET 1 OF 2**

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SHEETS 1 AND 2

John F. Pulice, Reg. Land Surveyor #2691  
Beth Burns, Reg. Land Surveyor #6136  
State of Florida

**Exhibit** (*Future Land Use Map*)



Date Flown:  
12/2004



0 300 600 1,200 Feet

Prepared by the Town of Davie GIS Division

Blackstone Creek/  
Diamond Creek

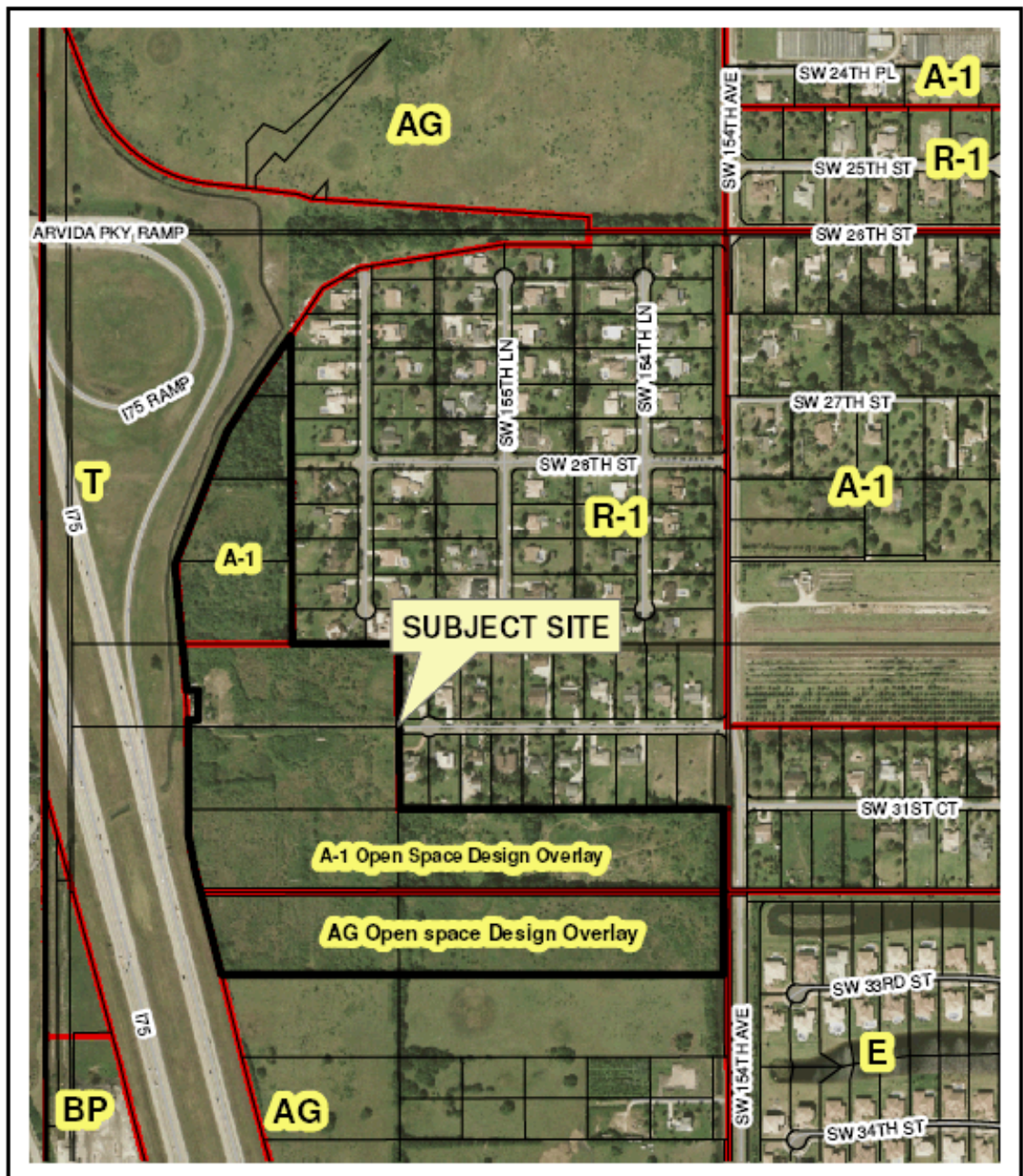
**Future Land Use Map**

Prepared by: ID  
Date Prepared: 11/14/06





**Exhibit** (*Aerial, Zoning, and Subject Site Map*)



Date Flown:  
12/2004



0 300 600 1,200  
Feet

Prepared by the Town of Davie GIS Division

Blackstone Creek/  
Diamond Creek

**Zoning and Aerial Map**

Prepared by: ID  
Date Prepared: 11/14/06

